

ORDINANCE NO. 021010-12b

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 1,708 ACRES OF LAND GENERALLY KNOWN AS THE MCKINNEY NEIGHBORHOOD PLAN AREA ("McKINNEY") AND TO CHANGE THE BASE ZONING DISTRICTS ON 27 TRACTS OF LAND IN McKINNEY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 27 tracts of land within the property described in Zoning Case No.C14-02-0128.02, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,708 acres of land, more or less, in the City of Austin, Travis County, more particularly described and identified in the attached Exhibit "A" (the "Property"),

generally known as the McKinney neighborhood plan, locally known as the area bounded by Ben White Boulevard/Highway 71 on the north, Montopolis Drive, Burleson Road, Smith School Road, Texas Parks & Wildlife property line and Williamson Creek on the east and south, Nuckols Crossing Road, East St. Elmo Road and IH-35 South on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 27 tracts of land are changed from rural residence (RR) district, interim single family residence standard lot (I-SF-2) district, single family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily residence limited density (MF-1) district, multifamily residence low density (MF-2) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, general commercial services (CS) district, limited industrial services (LI) district, and development reserve (DR) district to single family residence standard lot-neighborhood plan (SF-2-NP) combining district, single family residence standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, warehouse limited office-neighborhood plan (W/LO-NP) combining district, general commercial

services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, limited industrial services-neighborhood plan (LI-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT	PROPERTY ADDRESS	FROM	TO
25	0 NUCKOLS CROSSING RD (ABS 24 DELVALLE S ACR 103.771)	DR	SF-2-CO-NP
26	2227 BEN WHITE BV E	SF-2	LI-NP
27	2301 BEN WHITE BV E	SF-2	LI-NP
29	2523 BEN WHITE BV W; 0 BEN WHITE BLVD E (LOT 1-A *LESS .741 AC OF RESUB OF LOT 1 WATKINS DALE SUBD); 0 BURLESON RD (S 50X80.29' AV LOT 2 WATKINS DALE SUBD; ABS 24 DELVALLE S ACR 1.09)	SF-2, CS	P-NP
30	0 BEN WHITE BV E (ABS 24 DELVALLE S ACR 4.927)	I-SF-2	P-NP
31	4707 BEN WHITE BV E	I-SF-2	LI-NP
32	0 TODD LANE (ABS 24 DELVALLE S ACR 3.0)	SF-2	LI-NP
33	4118 TODD LANE	SF-2	LI-NP
34	4410 TODD LN	SF-2	LI-NP
35	4109, 4111, 4123, 4213 TODD LN; 0 TODD LN 1.406 AC OF LOT 1 (TODD LANE BUSINESS PARK AMENDED PLAT OF LOT 1)	SF-2	LI-NP
36	4901 WINNEBAGO LN; 0 WINNEBAGO LN (LOT 3 MISSOURI-PACIFIC INDUSTRIAL PARK SEC 1-A; LOT 1 BLK E MISSOURI-PACIFIC INDUSTRIAL PARK SEC 1)	LI	LI-CO-NP
37	3301 COMSOUTH DR	SF-2	LI-NP
38	5825 BEN WHITE BV E	LO, SF-3	CS-NP
39	6009, 6109 DAFFODIL DR; 0 DAFFODIL DR (LOT 7 BLK B THOMAS GARDENS SEC 1; LOT 8 BLK B THOMAS GARDENS SEC 1; LOT 9 BLK B THOMAS GARDENS SEC 1; LOT 10 BLK B THOMAS GARDENS SEC 1; LOT 11 BLK B THOMAS GARDENS SEC 1; LOT 12 BLK B THOMAS GARDENS SEC 1)	SF-2	CS-MU-NP
40	3304, 3306, 3308, 3310 MONTOPOLIS DR; 0 BEN WHITE BV E (LOT 28 BLK G THOMAS GARDENS SEC 1); 6214 TRADE CENTER DR	GR, SF-2, LI	CS-MU-NP
41	3500, 3504, 3508 MONTOPOLIS DR	SF-2	CS-MU-NP

TRACT	PROPERTY ADDRESS	FROM	TO
42	5904, 5908 BURLESON RD	SF-2	CS-MU-NP
43	5800, 5804, 5808 BURLESON RD	SF-2	CS-MU-NP
44	0 BURLESON RD (ABS 24 DELVALLE S ACR 202.641)	DR	LI-NP
45	0 BURLESON RD (ABS 24 DELVALLE S ACR 202.641)	DR	W/LO-NP
46	0 BURLESON RD (ABS 24 DELVALLE S ACR 202.641)	DR	GR-MU-NP
47	0 NUCKOLS CROSSING RD (ABS 24 DELVALLE S ACR 31.939)	DR	SF-2-NP
48	5001 NUCKOLS CROSSING RD	SF-2	LR-NP
49	5303, 5309 NUCKOLS CROSSING RD	LR	LR-NP
51	0 NUCKOLS CROSSING RD (ACR 13.599 *OF LOT 3 COOPER ADDN)	MF-1, MF-2, RR	P-NP
52	5609 NUCKOLS CROSSING RD	SF-3	P-NP
53	0 NUCKOLS CROSSING RD (LOT 2 SOUTH AUSTIN FIRE STATION SUBD)	SF-3	P-NP

PART 3. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 3,500 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. Tract 49 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 5. Tract 46 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 6. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The minimum lot size on Tract 25 is 21,780 square feet.

2. The following uses are prohibited uses on Tract 36:

Adult oriented businesses

Resource extraction

Recycling center

Automotive washing (of any type)

Outdoor entertainment

Vehicle storage

Basic industry

Drop-off recycling collection facility

Scrap and salvage

3. The following uses are conditional uses on Tract 36:

Automotive repair services

Indoor sports and recreation

Maintenance and service facilities

Indoor entertainment

Outdoor sports and recreation

4. A 150-foot wide natural buffer shall be provided along the south property line of Tract 36 that lies adjacent to single family residence use. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

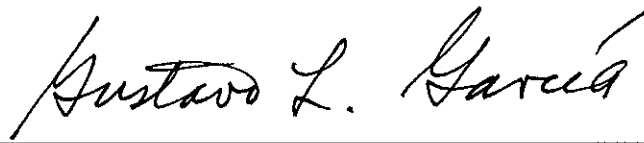
PART 7. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 8. This ordinance takes effect on October 21, 2002.

PASSED AND APPROVED


October 10, 2002

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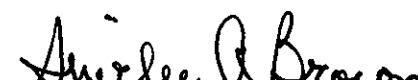


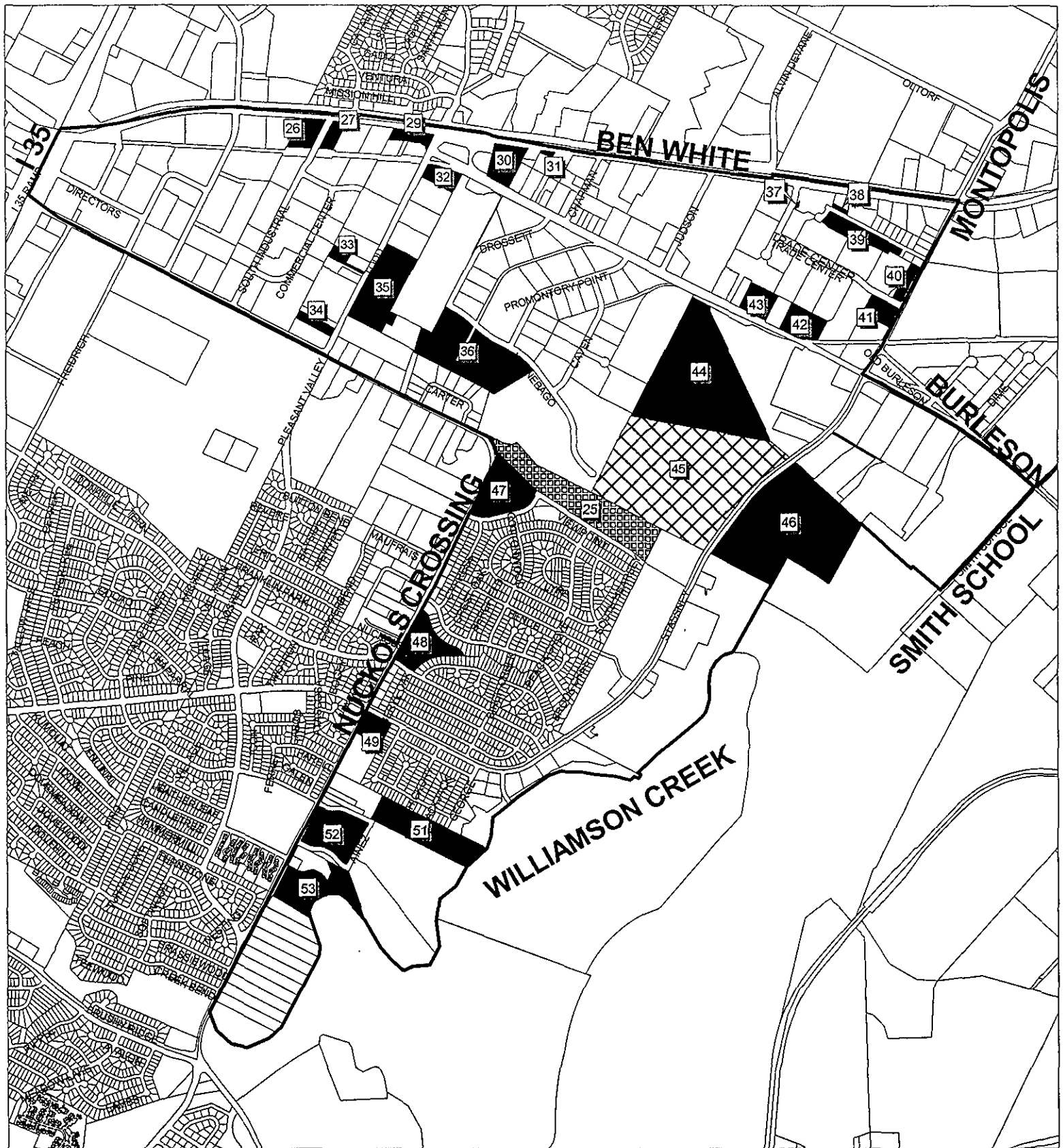
Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



**McKinney Neighborhood Planning Area
Tract Map of Rezonings**

Zoning Case #C14-02-0128.02

Exhibit " "

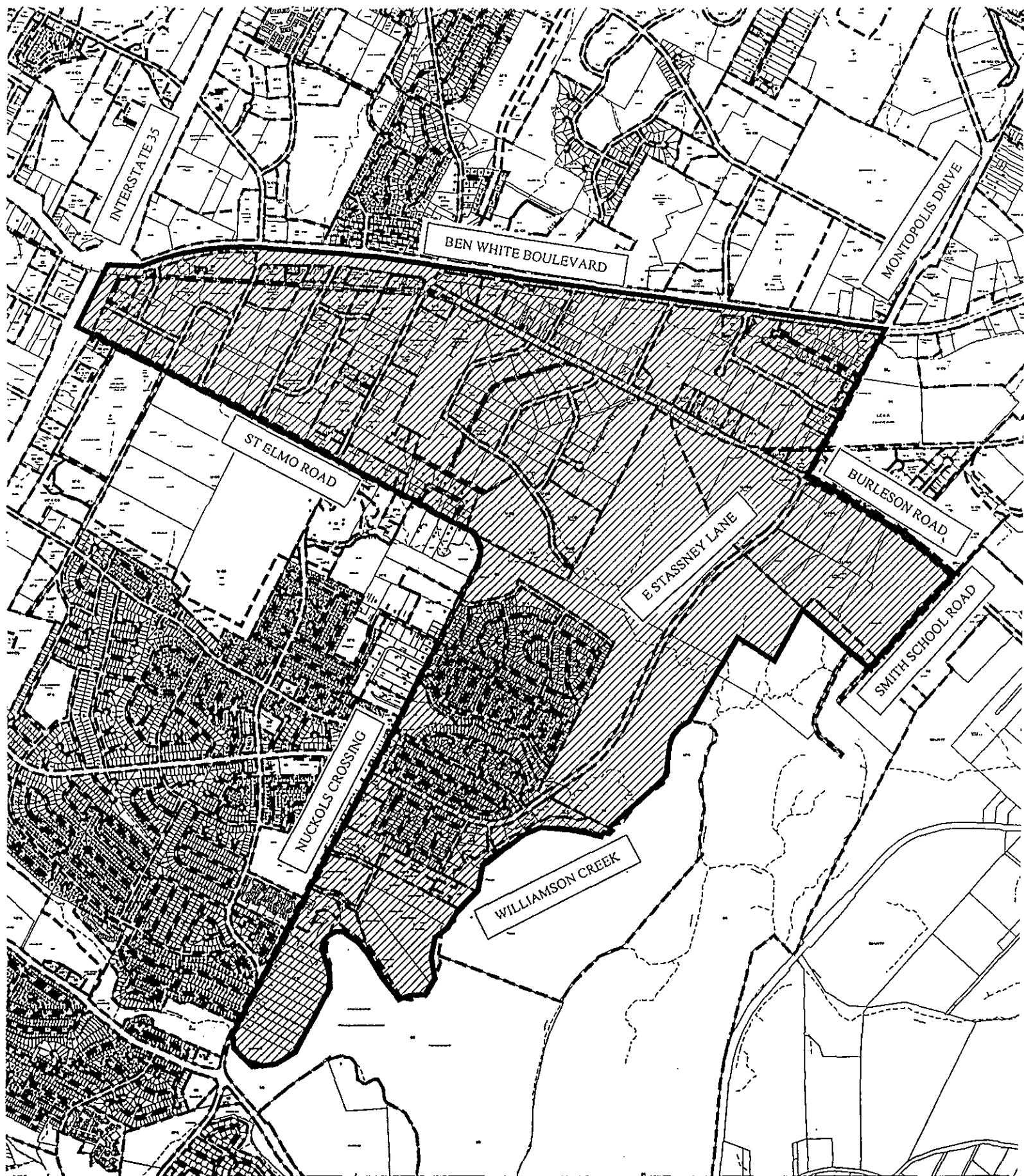
Zoning Case Manager: Wendy Walsh




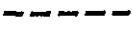
(September 26, 2002)

EXHIBIT A



**Subject
Tracts**



 1" = 2000'	<p>  SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY CASE MGR: W. WALSH </p>	<p align="center">ZONING EXHIBIT B</p> <p> CASE #: C14-02-0128.02 ADDRESS: SOUTHEAST COMBINED NEIGHBORHOOD PLANNING AREAS SUBJECT AREA (acres): N/A </p> <p> DATE: 02-09 INTLS: SM </p>	<p> CITY GRID REFERENCE NUMBER HJK&L 15-18 </p>
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